

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 5, 2009

Minutes

(Subject to Board of Director's approval)

- **ADJOURNED MEETING:**

Board President, Todd Matson, called the meeting to order at 6:33 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Craig Nicholson,

Nathan Walter, (Laura Foster and Arthur Munoz, III absent)

James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Proof of Meeting Notice: James N. reported Homeowners were notified Jan. 15, 2009.

Ratification of prior Annual Meeting Actions: The Board ratified all actions taken at the Jan. 8, 2009, Annual Homeowners Meeting (with 85 Proxies held by the Board).

The **Adjourned 2009 Annual Meeting** was adjourned at 6:35.

- **FEBRUARY BOARD OF DIRECTORS MEETING:**

Board President, Todd Matson, called the meeting to order at 6:36 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,

Craig Nicholson,

Nathan Walter, (Board Member Arthur Munoz III absent),

Ms. Lisa Jasso (unit 111), Mr. Brent Klement (unit 371), James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Ms. Jasso discussed a **plumbing leak** emanating from unit 219 that has caused damage to her unit (111). The Board discussed Ms. Jasso's action options and outlined the Board's limited role in such a case. Board will have SeaView check the floor joists.

Mr. Klement informed the Board of a **rodent problem** he is experiencing in the area of his unit's dishwasher; Board suggested to set traps and plug interior holes. Association will have a pest control company survey the building and plug any holes.

Mr. Ashby (unit 114) – via correspondence, suggested painting the curb red in a narrow section of pavement next to an assigned parking space to prohibit **motorcycles** from **parking** in this strip, which, when parked there, block access to cars in the assigned space. The Board approved painting the curb red.

Meeting Minutes: The **January Board Meeting minutes** (1/8/09) were reviewed and **approved** as presented.

Treasurer's Report:

	January '09	YTD
Total Income	\$64,895.00	\$64,895.00
Operating Expenses	24,247.64	24,247.64
Transfer to Reserve	(40,647.59)	(40,647.59)
Total in Savings	\$640,310.83	

James N. reported Operating Expenses are approximately 3% below budget allocation. The Board members signed 2009 bank signature cards and approved adding Bob Bartlein to the signature card. James N. noted the Money Market acct is at \$190,310.83. The **January** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** the Board approved beginning work on units 239/339, 342/343, 214, 313 and 206 as weather and manpower permit with Sea View Construction;
- **Moisture damage** (unit 104): decision on concrete swale installation held pending the City of Goleta final report on damage / required repairs, two bids received for construction of the swale;
- **Gardener's Year-end gift:** Craig N. to present the Gardener with \$455.00 collected from Homeowners.

No other Old Business

New Business

Items addressed:

- **Phase I parking:** Todd M. relayed the message from homeowners to the Board that parking violations have increased in Phase I. The Board agreed to be more vigilant in parking enforcement in Phase I;
- **Grove HOA '08 Correspondence File and Earthquake Policy:** James N. delivered the cited files to the Board;
- **Agenda item for March:** Handicap parking space in Phase II (near the pool).

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:35 pm.

The next Board meeting is scheduled for **Thursday, March 12, 2009**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe